



Zoning Board of Review

PUBLIC NOTICE
CITY OF PROVIDENCE
ZONING BOARD OF REVIEW
444 WESTMINSTER STREET, 2ND FLOOR
PROVIDENCE, RHODE ISLAND 02903

Notice is hereby given that the Zoning Board of Review will be in session in the **First Floor Conference Room at the Mayor Joseph A. Doorley Municipal Building located at 444 Westminister Street, Providence, Rhode Island on Wednesday, September 9, 2015 at 5:30 P.M. and 7:00 P.M.** when all persons interested will be heard for or against the granting of the following applications pursuant to Section 1703 of the Zoning Ordinance, and will then convene as the Zoning Board of Appeals to hear and decide the below-listed appeals:

5:30 P.M.

I. New Matters:

JOHN TREVOR IV: 99 Alumni Avenue, also known as Lot 101 on the Tax Assessor's Plat 11, located in a Residential R-1 Single Family Zone, filed an application requesting a DIMENSIONAL VARIANCE for relief from Article 4, Table 4-1: rear yard setback, Article 13 Table 13-2 Decks, and Article 20: 2002 F. Nonconforming Single-Family. The applicant proposes to construct a deck, 11'-8" x 13'-6" attached to the side and rear of the house. The deck will project into the existing non-complying rear yard setback resulting in a setback of 5.16' where 9.43' is required, and resulting in a side yard setback 5.76' where 6' is required. Lot coverage will be increased to 35%, which is legally allowed." The lot in question contains 3,886 square feet of land area.

JAM PROPERTIES 1, LLC: 270 Doyle Avenue, also known as Lot 14 on the Tax Assessor's Plat 86, located in an R-1 Single Family Zone, filed an application requesting a USE VARIANCE and a DIMENSIONAL VARIANCE to change the use of the existing building from a two family to a three family residence. The applicant seeks relief from Article 20: 2001 C. Intensification, to continue the existing use as a three family residential building. The applicant also seeks relief from Article 4: 402 dimensional standards: Table 4-1 Minimum Interior Side Setback: the house was built 5' from the side yard where 6' is required. The lot in question contains 5,400 square feet of land area.

II. CONTINUED MATTERS:

GOGRI N GOGRI, LLC: 395 Admiral Street, also known as Lots 8 and 646 on Tax Assessor's Plat 70. Located in a C-2 Commercial Zone, filed an application requesting a DIMENSIONAL VARIANCE seeking relief from Section 1607(E) in accordance with Section 1902, in the proposed installation of a new freestanding sign at the Admiral Street frontage that would measure 11'-6" x 6'-0" supported by two (2) poles. The proposed height of the freestanding sign measured from grade to peak height would be 16'-6". Regulations governing signs in a C-2 district restrict sign height to 15 feet. Maximum sign area is restricted to 20 square feet, proposed is 69 square feet. The lots in question together contain approximately 56,208 square feet of land area.

III. APPEALS:

Pursuant to Rhode Island General Laws, Sections 45-24-57(1)(i) and 45-24-64, and Section 1918(B) of the Zoning Ordinance, the Zoning Board of Review will sit as an appellate board, the Board of Appeals, concerning the following Appeals:

1. APPEAL FROM THE ZONING DETERMINATION OF DIRECTOR OF INSPECTIONS AND STANDARDS

APPELLANT: Value Place Providence, RI LLC, by its attorney John J. DeSimone, Esq.,

PROPERTY OWNER: Cove Road Development Corporation

LOCATION OF PREMISES: 181 Corliss Street, also known as Lot 376 on the Tax Assessor's Plat 74, located in an M-1 Zone

APPELLEE: Cove Road Development Corporation, by its attorneys Moses Afonso Ryan LTD.,

PROPERTY OWNER: Cove Road Development Corporation

LOCATION OF PREMISES: 181 Corliss Street, also known as Lot 376 on the Tax Assessor's Plat 74, located in an M-1 Zone

The Appellant is appealing a Zoning Determination Clarification Letter by the Director of Inspection and Standards dated May 13, 2015

2. APPEAL FROM THE DECISION OF THE PROVIDENCE CITY PLAN COMMISSION GRANTING PRELIMINARY PLAN APPROVAL

APPELLANT: Cove Road Development Corporation, by its attorneys Moses Afonso Ryan LTD.

PROPERTY OWNER: Cove Road Development Corporation

LOCATION OF PREMISES: 181 Corliss Street, also known as Lot 376 on the Tax Assessor's Plat 74, located in an M-1 Zone

APPELLEE: Value Place Providence, RI LLC, by its Attorney John J. DeSimone, Esq.,

PROPERTY OWNER: Cove Road Development Corporation

LOCATION OF PREMISES: 181 Corliss Street, also known as Lot 376 on the Tax Assessor's Plat 74, located in an M-1 Zone

The Appellant is appealing the Decision of the City Plan Commission concerning Notice of Preliminary Plan Approval and Notice of Appeal for Major Land Development; Project 14-038 MA at 181 Corliss Street dated May 20, 2015

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

JEFFREY L. LYKINS, RA
DIRECTOR
(401) 680-5777
Email at jlykins@providenceri.com

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